Walter Edelen their heirs and assigns forever and to and for no other use intent or purpose whatsoever and the said Wilfred Wathen for himself his heirs executors and administrators doth hereby covenant grant promise and agree to and with the said Moyseius Joseph Edelen and Walter Edelen their heirs executors and administrators or assigns that he the said Wilfred Wathen his heirs the said tract of land or parcel of land and premises hereby granted bargained and sold and every part or parcel thereof with the appurtenances thereunto belonging to them the said Moyseius Joseph Edelen and Walter Edelen their heirs and assigns against him the said Wilfred Wathen his heirs and assigns and against all and every person or persons whatsoever claiming or to claim any right title or interest in and to the same or any part thereof shall and will hereafter forever warrant and defend by these presents. In testimony whereof I have hereunto set my hand and affixed my seal the day and year herein before mentioned.

An erasure from the word whatsoever in the 21st line from the beginning of the foregoing instrument of writing to the words To have in the twenty eighth line thereof was made before the signing sealing and delivery of said instrument of writing. Signed sealed and delivered in presence of Walter Dyson. George D Parkham.

Wilfred Wathen (seal)

On the back of the aforegoing deed is thus written to wit

Be it remembered that on this 7th day of May in the year eighteen hundred and twelve came before us two Justices of the peace for Charles County Wilfred Wathen grantor to the aforegoing instrument of writing and acknowledged the same to be their act and deed and the land with its appurtenances therein mentioned to be the right title property and estate of Moyseius Joseph Edelen and Walter Edelen party grantees to the said their heirs and assigns forever according to the purport true intent and meaning of said Instrument of writing and the Act of Assembly in such cases made and provided.

Walter Dyson Jps D Parnham"

At the request of Moyseius J Edelen and Walter Edelen the following deed was recorded this 16th day of January Anno Domini 1813. This Indenture made this nineteenth day of December in the year of our Lord eighteen hundred and twelve between John B Wathen of Charles County and State of Maryland of the one part and Moyseius Joseph Edelen and Walter Edelen of the other part of the county and State aforesaid Witnesseth that the said John B Wathen for and in consideration of the sum of one hundred and fifty four dollars and fifty cents current money of the United States to him in hand paid by the said Moyseius Joseph Edelen and Walter Edelen before the sealing of and delivery of these presents the receipt whereof he the — John B Wathen doth hereby acknowledge hath granted bargained sold aliened enfeoffed and confirmed and by these presents doth grant bargain sell alien enfeoff and confirm unto the said Moyseius Joseph Edelen and Walter Edelen their heirs and assigns all of his part or parts of a tract of land known by the name of Saint Georges since resurveyed and now called Semmes fragment together with all and singular the buildings improvements woods ways waters water courses rights liberties privileges hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining and the reversions and remainders rents issues and profits thereof and all the estate therein and right title and Interest whatsoever of the said John B Wathen both at law and in Equity of in and to the said land and premises hereby bargained and sold or meant mentioned or intended hereby so to — and every part and parcel thereof (To have and to hold as before described called Semmes fragment or by whatsoever name the same may be called together with the buildings and appurtenances and all and singular other the premises hereby bargained and sold or meant mentioned or intended hereby so to be and every part and parcel thereof and with all its appurtenances unto the said Moyseius Joseph Edelen and Walter Edelen their heirs and assigns forever and for no other use intent or purpose whatsoever and the said John B Wathen for himself his heirs and administrators doth hereby covenant grant promise

and agree to and with the said Moyseius Joseph Edelen and Walter Edelen their heirs executors administrators or assigns that he the said John B Wathen and his heirs the said tract or parcel of land and premises hereby granted bargained and sold and every part and parcel thereof with the appurtenances thereunto belonging to him the said Moyseius Joseph Edelen and Walter Edelen their heirs and assigns against him the said John B Wathen and his heirs and against all and every person or persons whatsoever claiming or to claim any right title or interest in and to the same by from or under him or any part thereof shall and will hereafter warrant and forever defend by these presents. In testimony whereof I have hereunto set my hand and affixed my seal this day and year above and before written

Signed sealed and delivered in presence of. The words by from or under him being inserted before the signing sealing and delivery of the above. Walter Dyson Geo. Brent.

John B. Wathen (seal)

On the back of the aforegoing deed is thus written to wit

Be it remembered that on this 19th day of Decr 1812 personally appeared before us two Justices of the peace in and for Charles County John B Wathen party grantor to the aforegoing instrument of writing and acknowledged the same to be his act and deed and the land and premises therein bargained and sold to be the right title property and estate of Moyseius Joseph Edelen and Walter Edelen party grantees to the same instrument of writing their and each of their heirs and assigns forever according to the purport true intent and meaning of said instrument of writing and the Act of Assembly in such cases made and provided. At the same time appeared before us Sibilla Wathen wife to the said John B Wathen and acknowledged said instrument of writing to be her act and deed and after being examined by us privately and out of the hearing of her husband whether she made said acknowledgement freely and willingly without being induced thereto by threats or fear of the displeasure of her said husband acknowledged she did.

Acknowledged before and certified by us this 19th day of December 1812 as above written

Walter Dyson Geo Brent"

The Defendant by his counsel prayed the court to instruct the Jury that the Plaintiff was not entitled to recover in not appearing in the proof that the deed from Benedict Wathen to Bennet Wathen the Lessor of the Plaintiff was executed on the land after entry and the land for which the deed was given being held by Oswald Murphy under an adverse title at the time of the execution and delivery thereof which opinion and instruction the court gave to which the plaintiff excepts and prays that the court will sign and seal this his Bill of exceptions which is accordingly done this 25th of August Anno Domini 1822.

J Stephen (seal)
Edmund Key (seal)
J. R. Plater (seal)

And thereupon the said John Dent Lessee as aforesaid by his Attornies aforesaid prays an appeal from the Judgment aforesaid so as aforesaid rendered to the high Court of Appeals of the State of Maryland and it is granted him. It is therefore ordered by the court here that the record and proceedings aforesaid in the plea aforesaid with all things thereunto relating be transmitted to the said high court of Appeals of the said State and the same are transmitted to the said Court accordingly.

Test John Barnes Clk.

State of Maryland Charles County Sct.

I hereby certify that the aforegoing is truly taken from the record of the proceedings of Charles County Court.

Seal of Charles County Court

In Testimony whereof I have hereto subscribed my name and affixed the Seal of Charles County Court this first day of July in the year of our Lord one thousand eight hundred and twenty five.

John Barnes clk of Charles County Court.